

## Marina Development Open House Public Input Summary

The Marina Development Open House was held on October 17, 2017 aboard the donated Argosy boat the Goodtime II, moored at the Des Moines Marina. The Des Moines community provided input at this well-attended event related to potential Marina redevelopment, expressing preferences for uses such as restaurants and retail shops, and their potential locations.

The Marina redevelopment project is entering its second phase, with assistance from two Port of Seattle Economic Partnership grants. The first phase of the project examined the feasibility of Marina redevelopment, evaluated parking demand and undertook an economic demand analysis. The consultant's final report for Phase I was presented to the City Council on May 18, 2017. The second phase will build on the previous feasibility work, consider financial and market factors, utilize the public input from the Community Open House, and result in a financially feasible conceptual plan. Subsequent phases will include City plan/regulation updates and environmental review with an accompanying public process, and market-driven plan implementation.

The input from the 182 attendees who participated in the Community Open House is summarized below.



### Station 1 - Process Description

No comments related to the development process and schedule were received.

### Station 2 - Resource Table

Resource documents available at Station 2 included the City comprehensive plan, zoning map, Marina District Design Guidelines, shoreline master program and the Phase I consultant report. Residents utilized the resource materials during the open house, and one request for copies was made after the open house.



### Station 3 - Sense of Place

Participants chose the images that they related to best, made them feel most comfortable and represented their idea of human-scale development.

Preferred images:



Generally, the preferred images depict active spaces, with gathering areas, outdoor seating and dining, and proximity to services such as retail shops. A common theme is integration and interaction between the indoor and outdoor spaces.

### Station 4 - Mixed Use Visual Preference – possible designs for mixed use development.

Preferred images:



For mixed use design, a common theme is the relationship between the development and the public space. The public and private spaces are complementary, with the private development serving to activate the public space. In two of the images, the relationship to the water is also important and green spaces are included in proximity to the waterfront, allowing for visual and physical water access.



## Station 5 - Use Preferences

Preferred Uses:



all-weather market facility



casual dining



brew pub



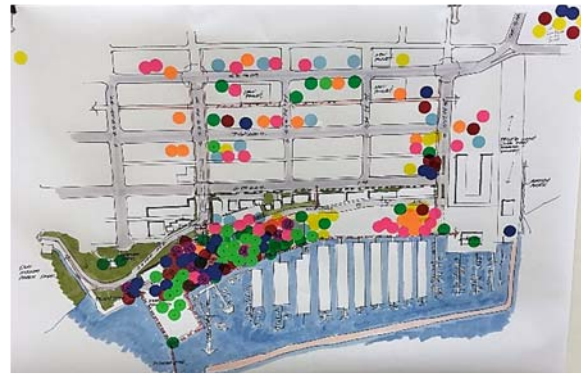
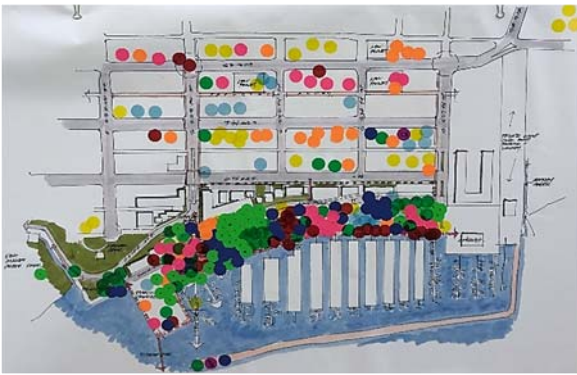
fast food/takeout

The strongest use preference expressed was for an all-weather market facility. This use was the most preferred and of the “highest priority” to most people. The second and third most-preferred uses were casual dining and a brew pub respectively. Casual dining was chosen by more people, but the brew pub was more often noted as the highest priority. A number of people also expressed preferences for fast food/take out, retail shops, a boutique hotel, and a wine bar, in that order. Office space did not emerge as a preferred use, although some participants noted that, as part of a mixed-use development, offices could be appropriate on the Marina floor. Additional write-in uses included a small boat launch ramp, a foot ferry service/water taxi, and a ship chandler. Some participants expressed concerns related to view preservation, a preference for no development to occur, and another mentioned airport noise.

## Station 6 - Location Preferences.

Uses represented by different colors were placed in the preferred locations on a map. All uses were to be placed, representing the fact that a variety of uses are needed for financial feasibility. Two copies of the map were utilized for location preferences, shown below.





### Marina floor preferences:

Use Location Color Key

<span style="color: green;">■</span>	Restaurant
<span style="color: lightblue;">■</span>	Retail Shop
<span style="color: yellow;">■</span>	Boutique Hotel
<span style="color: orange;">■</span>	Office
<span style="color: darkblue;">■</span>	Brew Pub
<span style="color: red;">■</span>	Wine Bar
<span style="color: darkgreen;">■</span>	Farmer's Market All Weather Facility
<span style="color: purple;">■</span>	Other-List on "Other Uses" Sheet

The preferred location of the farmer's market all weather facility is just south of S. 223rd Street, in front of the South Shores condominium.

At the foot of S. 223rd Street connecting the street end to the Marina floor, a wide variety of uses were preferred. Although the "mixed use" color was not generally placed here, the variety of uses placed in this location is consistent with a mixed use development concept connecting S. 223th Street to the Marina floor and extending to the waterfront. Some of the uses preferred for this area are retail shops, brew pub, wine bar, and restaurants.

Retail use preferred locations cluster in three nodes, at the south end of the Marina, north and south of S. 223rd Street, and at the terminus of the pedestrian connection between S. 225th and S. 226th Streets.

Restaurant uses cluster near the Beach Park/Overlook Park, between the water and the farmer's market (preferred location in front of the South Shores condominiums) and at the south end where the park is currently located.

A brew pub and wine bar both are preferred uses almost everywhere on the Marina floor.

The boutique hotel preferred locations were at the foot of the pedestrian connection between S. 225th and S. 226th Streets and at the south end.

Office use was located at the south end of the marina.

### In the Marina District:

Some participants expressed preferences for a variety of uses to be located in the Marina District, including offices, a boutique hotel, retail shops, and mixed use development.

Additional write-in suggested uses at Station 6 included a water taxi, organic/natural food deli, art gallery, bait shop, dinner cruises, human-powered equipment rental (standup paddleboards, kayaks, bicycles, sail dinghies), public gathering area (indoor and outdoor), boatyard, and marine services (boat repair, parts). Write-in comments included concerns for view preservation, preferences for not having a hotel and leaving the dry sheds in place.



## Community Open House Photos









## **Marina Development Open House Comment Sheets - Summarized**

### Comments made multiple times:

- Year-round farmer's market.
- Small one-story shops along promenade – nothing over 2 stories appropriate:
  - Coffee/café/ice cream/desserts.
  - Marine/fishing supplies.
  - Kites/beach toys.
  - Small beer/wine – no later than 11:00 p.m.
- Leave CSR in Marina.
- Build three stories/hotel/development into hillside.
- Harbor steps with decks or structures to house a coffee shop and/or wine bar.
- No residential, hotel, office.
- Do not block panoramic views, including from residential/commercial units that overlook the Marina and Anthony's, limit height of buildings.
- Offer a range of restaurants/wine bars/brew pubs.
- Prioritize development to 6<sup>th</sup>, 7<sup>th</sup> and Marine View Drive, creating a vibrant downtown with better access, both pedestrian and vehicle, to the promenade and Beach Park.
- Have future public meetings as process continues.
- Parking should be preserved, since parking is fully utilized for events and is open space for enjoyment of residents and visitors.
- Development will increase after hour activities, traffic congestion.
- Airport noise for outside development – address issue.
- Accommodate/preserve Blue Star Garden if South Marina Park is developed.
- Accommodate small boats: boat ramp and keep lift for small boats.
- Reconfigure some boat docks to accommodate larger boats – 45-65'.
- Forum great way to get input, thank you – good job!

### Additional comments:

- Acquire property at 22529 6<sup>th</sup> Avenue S – it's been on the market for a long time and maybe could be developed into a hotel, restaurant or offices.
- We would not appreciate any development that could draw a noisy crowd until late at night or a building in front of our home.
- The underutilized land used for storage adjacent to the south end of our condo would be enhanced by the steps leading down from Overlook Park and a permanent farmer's market structure.
- Marina needs a snack bar/cafe that would be well located at the vacant blue house where it would be accessible to both marina and beach crowds.
- Why can't vacant camp structures in Beach Park be utilized, maintained?
- Re-develop harbormaster's office.
- There is no need for a full scale restaurant since there is Anthony's and places in town.
- Ditto for office space.
- We recommend an accommodation for a water taxi to Seattle and maybe Tacoma with an eventual stop for the ferry that is being considered between Tacoma and Seattle.
- Under any of the scenarios proposed, Marina tenants will be even further from their boats, and parking for them will be reduced.



- Building and operating a hotel on the Marina parking lot will re-introduce after hour activity in the parking lot and the south lot park.
- The hotel will be seasonal, just like the parking in the Marina lot.
- Consider live-aboard community near F dock.
- Make the Wasson property open space, tear down the building and save future costs of maintenance.
- Theme retail on Marine View Drive.
- Create a place that locals love to come and draws tourists, good quality development.
- Consider Marina usage for all residents and neighbors, not “one nighters”.
- Marina parking for tenants will be reduced.
- Good loading zones at each dock.
- Use existing empty lots for offices or apartments/condos.
- No change at the south end of the Marina.
- No paid parking.
- Address empty buildings on Marine View Drive first.
- Do not do anything to harm Des Moines Yacht Club.
- No sports bars.
- No salons.
- Addition of community meeting space, perhaps to harbormaster’s office.
- Height limits on north bank.
- Continue to manage Marina as a standalone.
- Re-establish water access to public visiting the Marina with an emphasis on boating.
- Development that would be sensitive to the natural environment.
- Need to outreach to minority communities.
- Something for lower income people, park/open space
- Limit maximum footprint and height of buildings.
- Do not draw from the businesses on Marine View Drive.
- Build a new seawall.
- Full service grocery store.
- Des Moines Yacht Club – partner to fund a usage.
- Consider increased need for services/police/fire, etc.
- Get rid of storage sheds/garages.
- Put in stack boat storage.
- Dinner cruises.
- Boat rentals.
- Address needs/wants of boating community, amenities for boaters:
  - Variety store.
  - Boat provisions.
- Food trucks.
- Upgrade bathrooms.
- Coin laundry.
- Do not move south end park.
- Develop on southwest corner – park, nothing else.
- Cars turning around at parking gates problematic.
- Restaurant/brew pub/wine bar in Van Gasken House.
- Centrally locate development on the Marina floor.
- Only change what will benefit the Des Moines community.
- Keep the small town feel.
- Small boutique hotel – 12 to 15 rooms.



Good example developments:

Ruston Way – Multiple  
Edmonds - Multiple  
Gig Harbor - Multiple  
Downtown McMinnville, Oregon  
Downtown Burien  
Poulsbo  
Olympia Year-Round Market  
LaConner  
Pike Place Market Expansion